

EXHIBIT A – FINDINGS

CEQA Exemption

- A. The project qualifies for a Categorical Exemption (Class 3) pursuant to CEQA Guidelines Section 15303 because it involved the construction of a small recycling collection facility/structure with minimal site disturbance on an existing developed lot.

Development Plan

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan / Local Coastal Program because the existing as-built recycling collection station is an allowed use under the Special Use standards, involved minimal site disturbance on an existing developed lot, and the existing as-built recycling facility is not visible from any major public viewing corridors.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 23 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the existing recycling facility will not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Coastal Zone Land Use Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. As stated in the Coastal Plan Policies above, and incorporated herein by reference, the proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the project is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Tamsen Drive, a local road that is constructed to a level able to handle any additional traffic associated with the project.

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Special Use Standard Modification

- H. Modification of the 100 square-foot maximum allowable area for the existing recycling collection station in Section 23.08.098(f)(3) is justified given the characteristics of the site and its immediate vicinity. Due to the large lot size, the adequate access and parking, the close proximity to the on-site and adjacent commercial retail shopping centers, and the community's recycling needs, a larger recycling collection station can be justified. The site location is also unique in that the existing recycling facility cannot be seen from any public viewpoints.